



Grafton Affordable Housing Trust

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Minutes of Meeting January 21, 2015

Present: Chairman Edward Prisby, Clerk Charles Pratt, and Member Dan Crossin. Also present: Assistant Town Planner Ann Morgan.

Chairman Prisby called the meeting to order at 7:00 p.m.

1. Action Item – Open Session Meeting Minutes

The Clerk will submit unformatted minutes to staff in advance of the next meeting.

2. New Business

The Trust reviewed the draft FY 2015 CPC Application for affordable housing funds. This year's application is for the amount of \$42,144.00. Motion to approve the application as drafted and authorize the Chairman to sign the documents made by Mr. Pratt, seconded by Mr. Crossin. Motion passed unanimously.

3. Old Business

The Trust reviewed site potential for 25 Worcester Street (Town owned) and 52 Worcester Street ("Grafton Hill" Subdivision proposal). The Trust continues to seek out the development of 25 Worcester Street for the development of affordable housing. Staff was directed to contact the Board of Selectmen and request time on their agenda to discuss this site and other issues relating to affordable housing.

It was noted that the developers seeking approval for the Grafton Hill Subdivision have a 40B permitted project at 123 Ferry Street. Staff has been told that construction will begin soon. The Trust discussed the possibility of working with the developers to increase the number of affordable units by using a buy down program on some of the market rate units. Staff was directed to contact the developer to see if he'd be interested in meeting with the Trust to discuss this matter.

The Trust had a general discussion about the development of units in Town given the high costs of building units. It was noted that the Trust could apply for additional CPA funds if a specific project was presented. Mr. Prisby stated that he would contact John Stephens, Chairman of the Community Preservation Committee, to discuss this matter.

Hilltop Farms Settlement Update – no discussion.

4. Executive Session – None.

5. Adjournment

Motion to adjourn the meeting made by Mr. Pratt, seconded by Mr. Crossin. Motion passed unanimously. The meeting was adjourned at 7:56 p.m.

A handwritten signature in dark ink, appearing to read "Charles H. Pratt", is written over a horizontal line.

Charles Pratt, Clerk

EXHIBITS

- **Item 2: New Business**

- Draft FY 2015 CPC Grant Application requesting transfer of affordable housing reserve funds to the Grafton Affordable Housing Trust; dated January 21, 2015; 24 pages.